067.0	0004	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	704,600 / 704,600
					USE VALUE:	704,600 / 704,600
					ASSESSED:	704,600 / 704,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		WINTHROP RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEVENS PATRICIA/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	18 WINTHROP RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEVENS GEORGE W JR -
Owner 2:	STEVENS PATRICIA A -
Street 1:	18 WINTHROP RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .238 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10357.000	193,100		511,500	704,600
Total Card	0.238	193,100		511,500	704,600
Total Parcel	0.238	193,100		511,500	704,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 652.41 /Parcel: 652.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43072
GIS Ref
GIS Ref
Insp Date 09/13/18

!5748!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	193,100	0	10,357.	511,500	704,600		Year end	12/23/2021
2021	101	FV	187,100	0	10,357.	511,500	698,600		Year End Roll	12/10/2020
2020	101	FV	187,300	0	10,357.	511,500	698,800	698,800	Year End Roll	12/18/2019
2019	101	FV	174,800	0	10,357.	475,000	649,800	649,800	Year End Roll	1/3/2019
2018	101	FV	174,800	0	10,357.	475,000	649,800	649,800	Year End Roll	12/20/2017
2017	101	FV	174,800	0	10,357.	416,500	591,300	591,300	Year End Roll	1/3/2017
2016	101	FV	174,800	0	10,357.	380,000	554,800	554,800	Year End	1/4/2016
2015	101	FV	164,700	0	10,357.	336,100	500,800	500,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:42:12

LAST REV

Date	Time
11/30/20	13:50:44
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5748

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEVENS GEORGE	57129-430		7/13/2011	Convenience	1	No	No		
	9453-365		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	43072
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2012	1536	Manual	3,240	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
4/12/2013	Info Fm Prmt	MM	Mary M
12/17/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Inspected	264	PATRIOT
10/6/1999	Measured	163	PATRIOT
7/29/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10357		Sq. Ft.	Site		0	70.	0.71	12									511,495						511,500	

Total AC/HA:	0.23776	Total SF/SM:	10357	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	511,495	Spl Credit		Total:	511,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	145.545
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279806
Depreciation:	86740
Depreciated Total:	193066

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

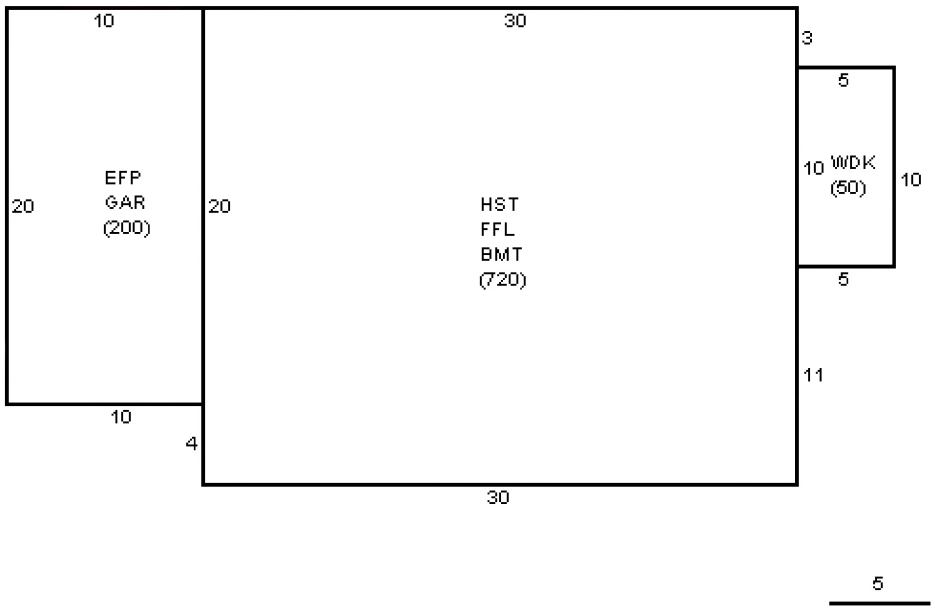
No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.54
Special Features:	0	Val/Su Net:	85.82
Final Total:	193100	Val/Su SzAd	178.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	43.660	31,438
FFL	First Floor	720	145.540	104,792
HST	Half Story	360	145.540	52,396
EFP	Enclos Porch	200	40.020	8,005
GAR	Garage	200	26.950	5,391
WDK	Deck	50	15.680	784
	Net Sketched Area:	2,250	Total:	202,806
Size Ad	1080	Gross Area	2610	FinArea 1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

067.0-0004-0018.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: